



CARROLL CREEK PARK PROJECT

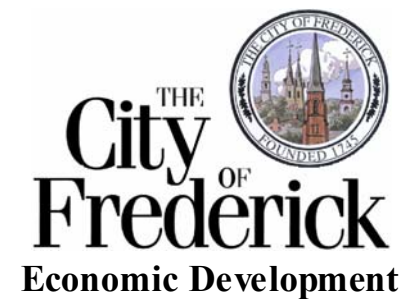
Draft Park Plan

CIP Project #410001

Project Manager: Richard G. Griffin, AICP
Director of Economic Development

Design Team: HNTB/LDR
RK&K Engineers, LLP

Submitted: October 3, 2003



Introduction

MASTER PLAN MISSION STATEMENT:

“To create a creekside park through historic Frederick Maryland, providing unique opportunities for commercial, residential, cultural, and recreational development, enhancing the quality of life for the entire Frederick community. (1991 Carroll Creek Master Plan)

TASK FORCE PURPOSE

- (1) Serve as a recommending body to the Mayor and Board of Aldermen and bring forward all proposals, plans, and costs, etc. for workshop review and public meeting approval; and
- (2) Coordinate its work with the various Departments of the City, the Planning Commission and Historic District Commission as necessary; and
- (3) Interface with adjacent property owners and developers of parcels within the Carroll Creek and East Street corridors to ensure consistency of any privately proposed creekscape and streetscape improvement plans with overall plans and make recommendations to the Planning Commission and Historic District Commission.
- (4) By October, 2003 - Refine and complete design park design plans (20% design) and design standards for creekscape, streetscape, and adjacent development parcels within the Carroll Creek and East Street corridors, prepare cost estimates, explore regional storm water options, and prepare a ROW mosaic (PHASE I LDR CONTRACT); and
- (5) Prepare detailed Construction Drawings (FUTURE PHASE II LDR CONTRACT);
- (6) Bid and Construction of Improvements (FUTURE PHASE III CONTRACT); and

GOAL

To complete the Carroll Creek Park “creekscape” improvements between Baker Park and East Street by mid-2005 (dependent on site development), and to complete subsequent creekscape improvements between Carroll Street and East Street by (mid-2007). Additionally, to complete and oversee adoption of design standards for development of parcels along Carroll Creek and East Street Corridor.

INITIAL FINANCIAL RESOURCES

- Initial Public Financial Resources: \$3.57 Million
 - \$1.0 Million in FY03 CIP for Carroll Creek Design and Improvements
 - \$1.0 Million in FY04 CIP for Carroll Creek Design and Improvements
 - \$1.57 Million in 1987 State Grant for Carroll Creek Park (Market St. to Carroll St.)
 - Other \$ Sources including contractual developer contributions

TASK FORCE MEETINGS

Since January, 2003, the CCTF has conducted 22 regular meetings to discuss and prepare the plans presented herein. The Task Force was charged with completing the park design and design standards by October, 2003.

PRESENTATION & SPECIAL MEETINGS

- August 12th – Design Charette (51 participants) and Public Open House (36 participants)
- August 21st – Planning Commission DRC Presentation

- September 6th – Cultural Festival Booth – (w/Downtown Frederick Partnership)
- September 8th – Planning Commission Presentation
- September 11th – Historic District Commission Presentation
- September 17th – Recreation Commission Presentation
- September 24th – Comprehensive Plan Steering Committee Presentation
- September 25th - Historic District Commission Workshop Discussion
- September 30th – Historic District Commission (continued discussion)
- October 4th – IN THE STREETS Festival Booth
- October 8th – Mayor and Board Workshop Presentation
- October 9th – Historic District Commission Public Hearing
- October 13th – Planning Commission Public Hearing
- October 16th – Mayor and Board Public Hearing

TASK FORCE COMPOSITION

The following individuals have served on the Carroll Creek Task Force – an ad hoc committee appointed by the Mayor to complete the design plans and development design standards for the Carroll Creek Park and East Street Corridors:

Richard (Dick) Kessler, Task Force Chairman (Downtown Merchant)
Marcia Hall, Aldermanic Liaison

Clyde Hicks, Downtown Frederick Partnership (Downtown Merchant)
Marilyn Henry, Downtown Resident (Artist)
Guy Henry, Downtown Resident (Artist)
Fran Baker, Historic District Commission (Downtown Resident)
Kara Norman, Downtown Frederick Partnership (Downtown Resident)
Roelkey Myers, Recreation Department
Paul Lee, Engineering Department
Catherine Parks, Planning Department
Barbara Wyatt, Planning Department – Historic Preservation Planner
Dale Dowling, Downtown Resident
Heather Galbraith, Department of Economic Development
Richard Griffin, Project Manager, Department of Economic Development (Downtown Resident)

Other Key Participants

Sites B & C Development Team - Brad Tavel, Rogers Consulting, Design Collective
Site A Development Team – Gary Jackson, Harris Smariga & Associates
Margaret Kline, S. Market Street/Carroll Creek Property
Union Fire Development Team – Russ / Tim Horman, Loiderman Soltez & Assoc.
Union Knitting Mill Development Team – Douglas Development Corp. – John Smariga
Frederick County Library – Darryl Batson
Gill House, Local Resident with interest in Handicap Accessibility and Disabilities
Fred Eisenhart, Department of Public Works
Stuart Frazier, Department of Public Works
Bob McCutcheon, McCutcheon Apple Products

Schematic Park Design

Approach

The design for Carroll Creek Park builds on the previous Master Plan, adopted 1991. Over a mile in length from Baker Park to Highland Street, the park will vary in its intensity of use and setting based on adjacent uses. Principles based on the historic character of Frederick will guide both the development of the park and new buildings. It is the express intent of this plan to provide a high quality environment that enhances the downtown both aesthetically and economically and establishes a sense of public realm that integrates seamlessly with adjacent properties.

Carroll Creek provides the “backbone” and framework that unites a series of diversified areas that reflect changes in scale and style of architecture, historic context, type and intensity of land uses, important linkages, accessibility and landscape treatments.

Urban Context

The outer reaches of the park will be more passive due to lesser intensity of adjacent land uses. The most urban part of the park will be developed between Court Street and Wisner Street. The “conceptual urban center” of the plan is the portion between Market Street and Carroll Street where the creek is straight and 30 feet wide. A brick promenade along both edges of the creek and its straight alignment provide a framework that is singularly bold yet it contains themed areas that respond to adjacent uses and proposed activities. The focus of this center area is the proposed pedestrian suspension or cable-stayed bridge which is ADA accessible with 6% or less ramps. This bridge provides a crossing over both the creek and the creekside walks to connect a series of upper walks at the Site B building, Library and Site C-2 and Carroll Street on the south side of the creek.

In this same area, the amphitheater on the south side provides an extension of the lawn in front of the Library as a public gathering place. Several hundred people can watch modest-sized performances either independently or in conjunction with the Library’s activities.

Pedestrian Bridges

There are three other pedestrian bridges proposed in the plan. The first one heading east from Market Street is a “cast iron” bridge next to the two new buildings proposed on sites B and C. Another pedestrian bridge located at the Delaplaine Visual Arts Center is natural stone, building on the existing stone work at the Arts Center. It is ADA accessible with ramps of 6% or less. The fourth pedestrian bridge is proposed between Union Mills and McCutcheon’s new retail facility. Adjacent to the “Model Sailboat Pond,” its ADA accessible ramps and bridge provide an interesting setting for viewing mini-regattas.

Channel Widening

The Model Sailboat Pond is the first of a series of channel widenings that are achievable, due to the conduit being sufficiently below the creek’s surface. As the creek moves eastward from East Street, it is feasible to widen the creek’s channel to create interesting edge alignments.

Water Features

Water features are proposed along the creek to aerate the creek and to provide interesting focal points. In lieu of jets in the middle of the creek, which would restrict boating activity, water will be pumped from the creek and returned in different ways (waterfalls, cascades and jets).

Boating

All of the proposed pedestrian bridges will have enough headroom to accommodate small boats such as canoes, kayaks and paddle boats. Boaters will embark at Market Street and paddle as far as East Patrick Street and back to complete a one-mile trip.

Landscape Treatment

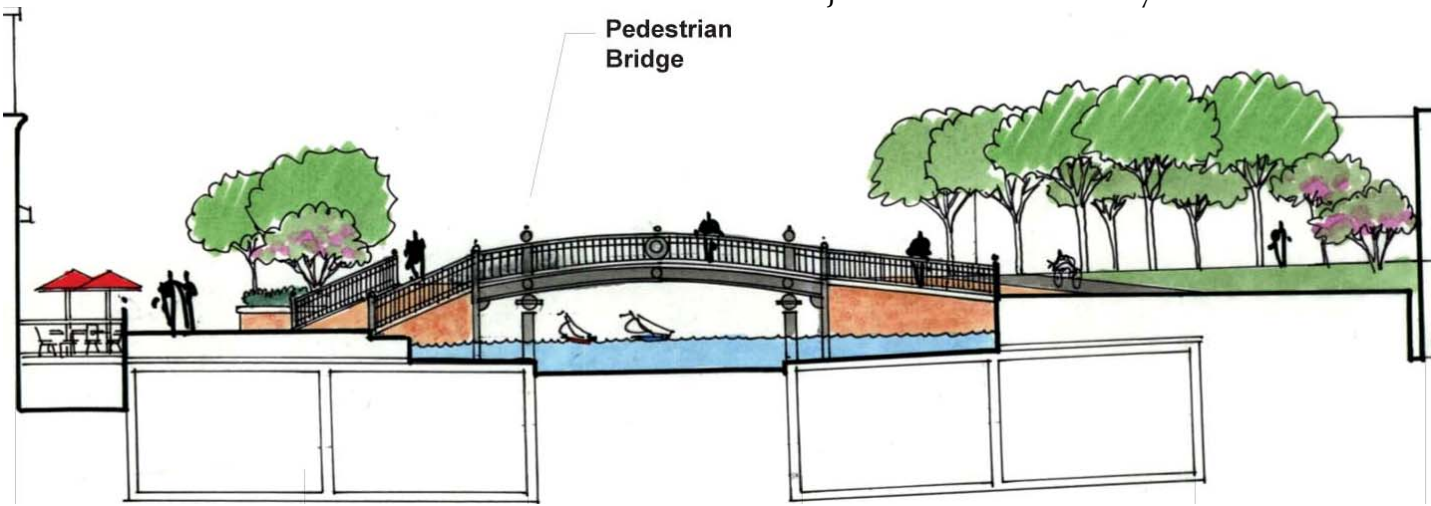
Trees are essential to providing shade and reducing the large scale of the space along Carroll Creek to create a more comfortable pedestrian environment. In the western portion of the park (Court to East Streets), walls are necessary to provide at least four feet of soil to sustain large shade trees. In the eastern portion of the park (east of East Street), little or no walls are necessary because the top of the conduits are descending below the creek so that upwards to three feet are needed to fill adjacent park areas with soil just to be at the level of the creek’s surface.

Public Art

Public art will be an integral part of the final design process in the next phase. Art will be expressed in such elements of the park plan as lighting, furniture, walls, and paving.

Process

The park design as presented in this report is the culmination of extensive work sessions with the Task Force, a major public charette and public open house, and city agency and staff’s periodic reviews and workshops. It is, in essence, a product created by many of Frederick’s citizens, downtown stakeholders, residents, and public officials.





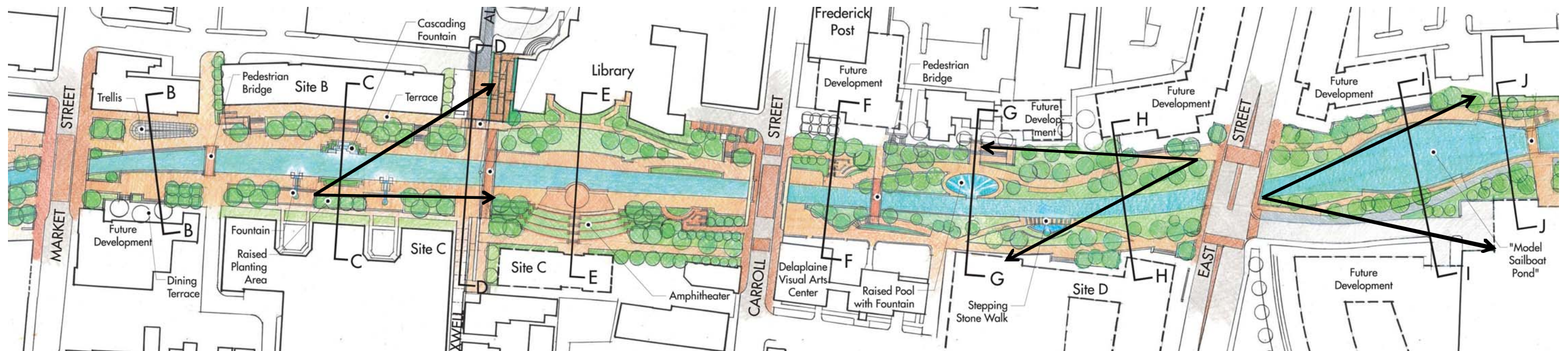
Site B, the Library and the suspension bridge (looking East)



Site D and the Delaplaine Visual Arts Center (looking West)



Union Mills and McCutcheon's Sites (looking East)



Carroll Creek – Perspective Sketch View Diagram



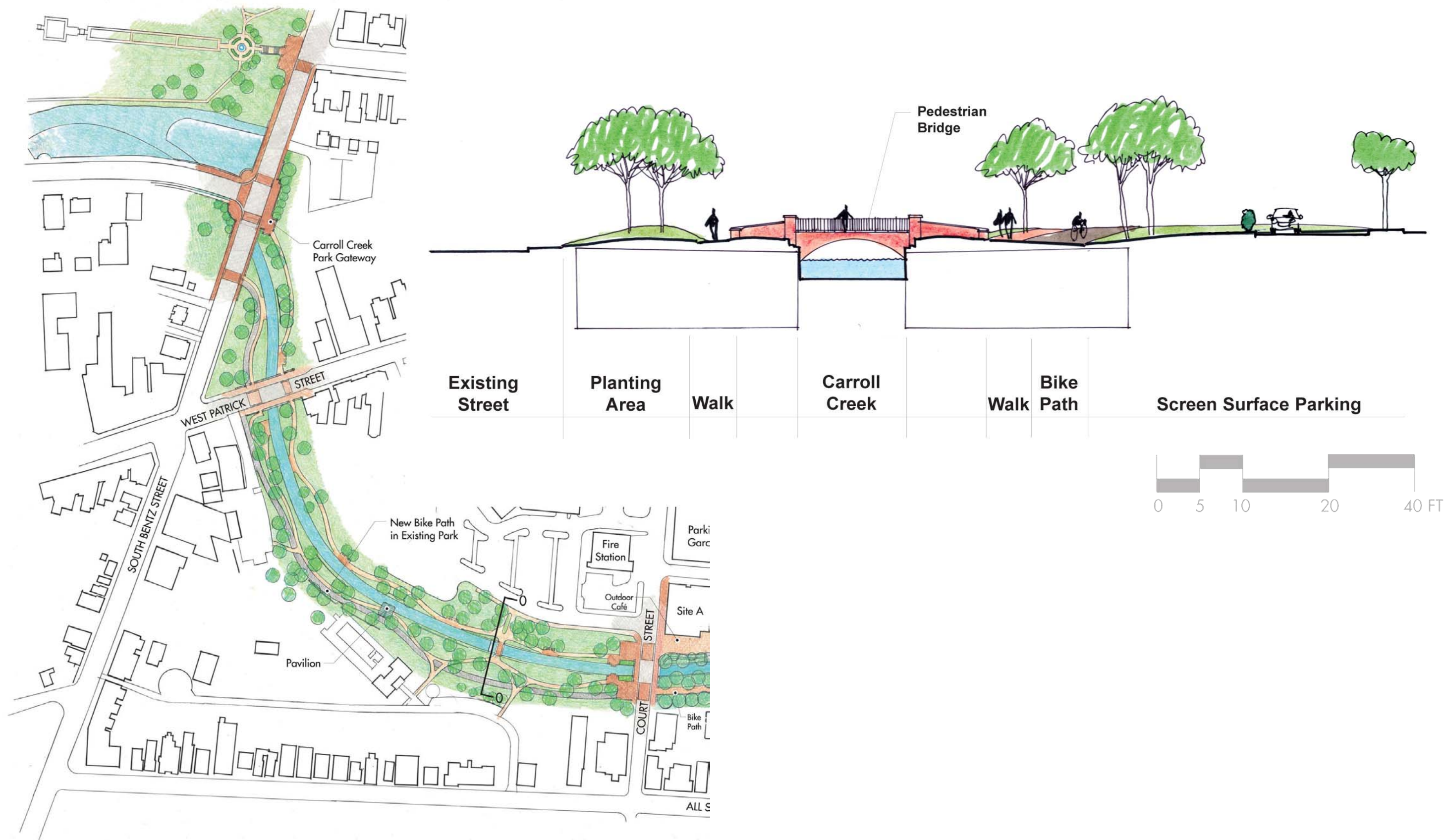
Site B, the Library and the Suspension Bridge *(looking East)*



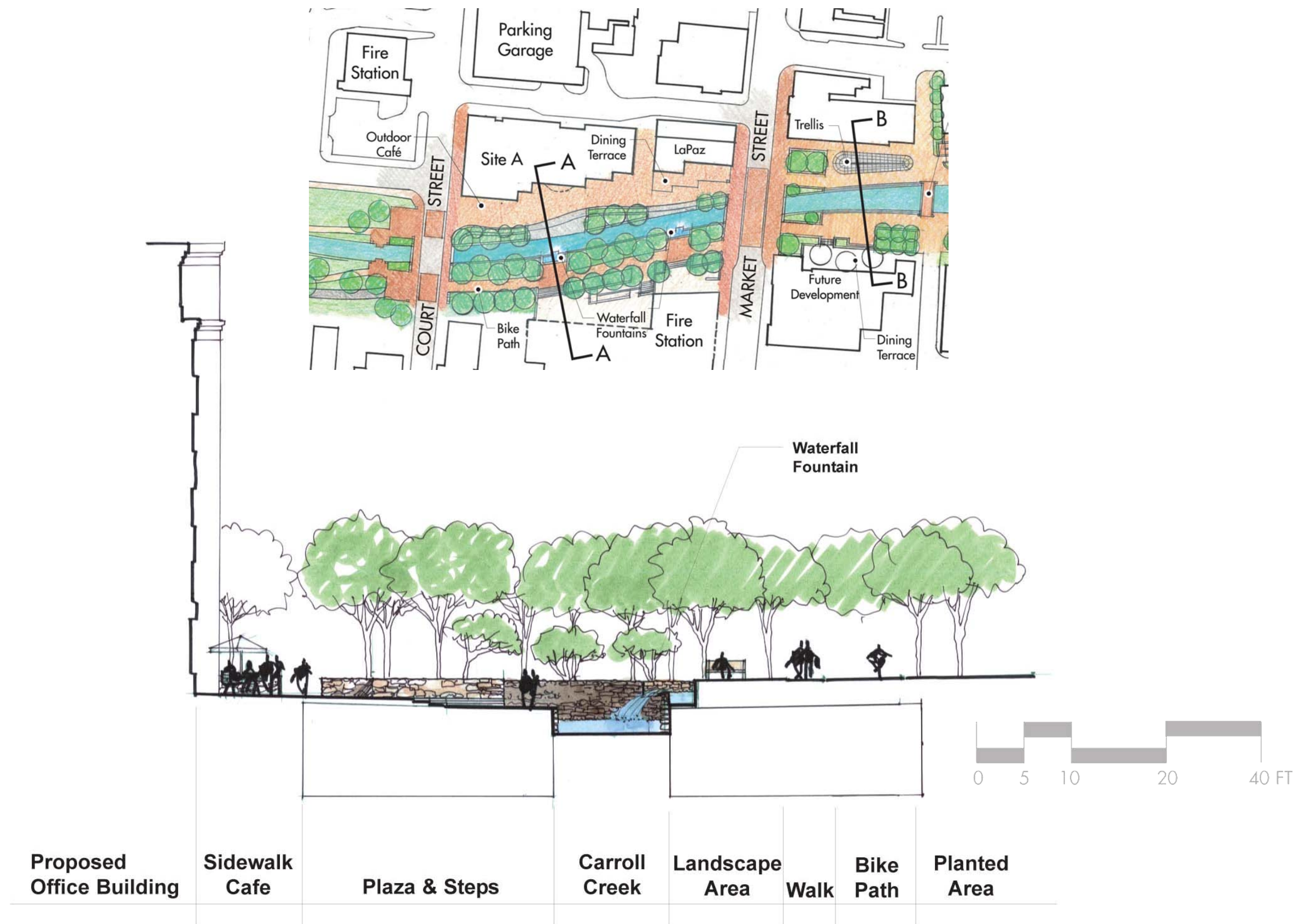
Site D and the Delaplaine Visual Arts Center *(looking West)*



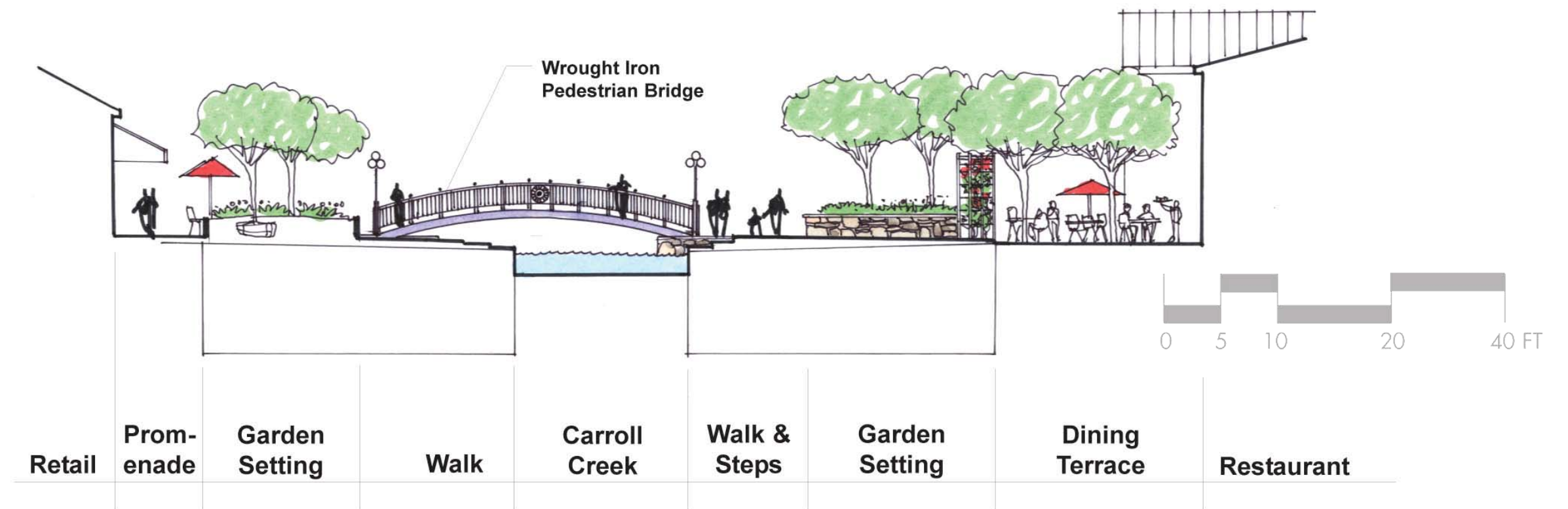
The Model Sailboat Pond, Union Mills and McCutcheon's (*looking East*)



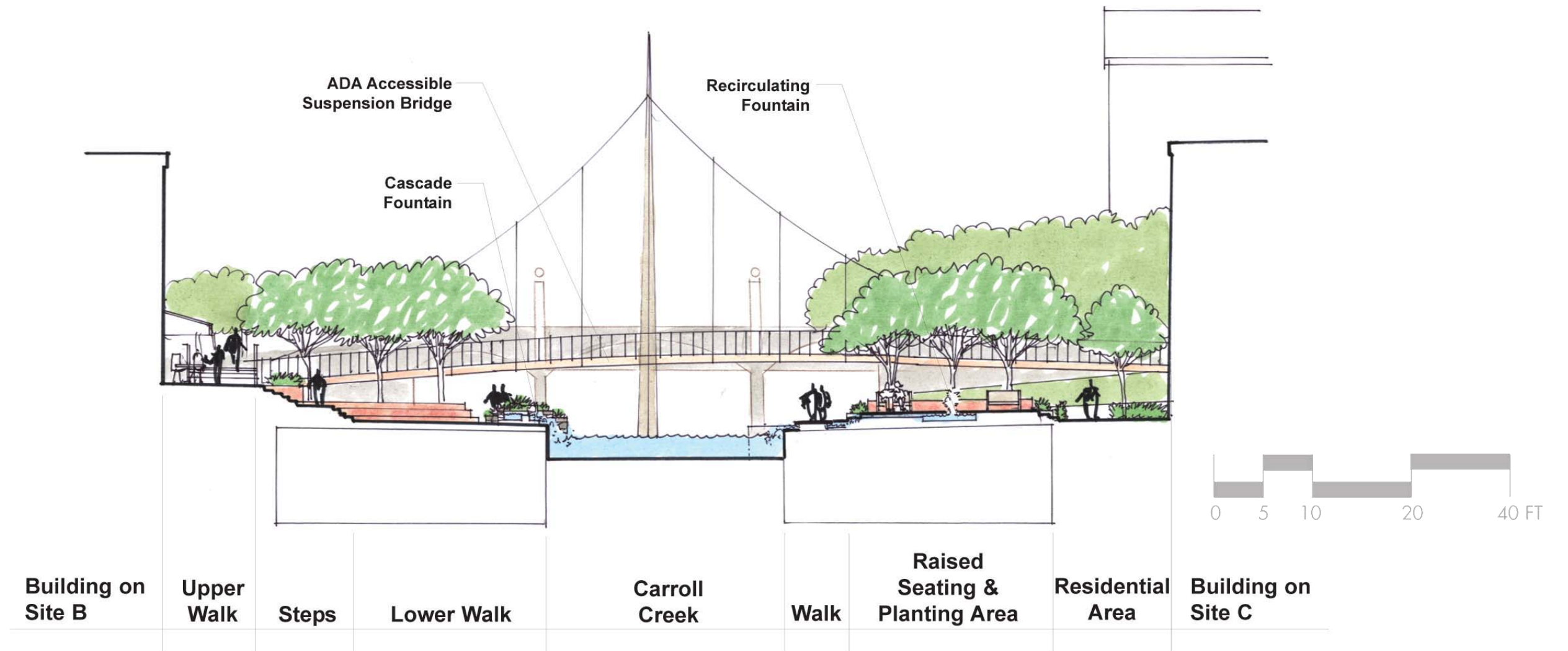
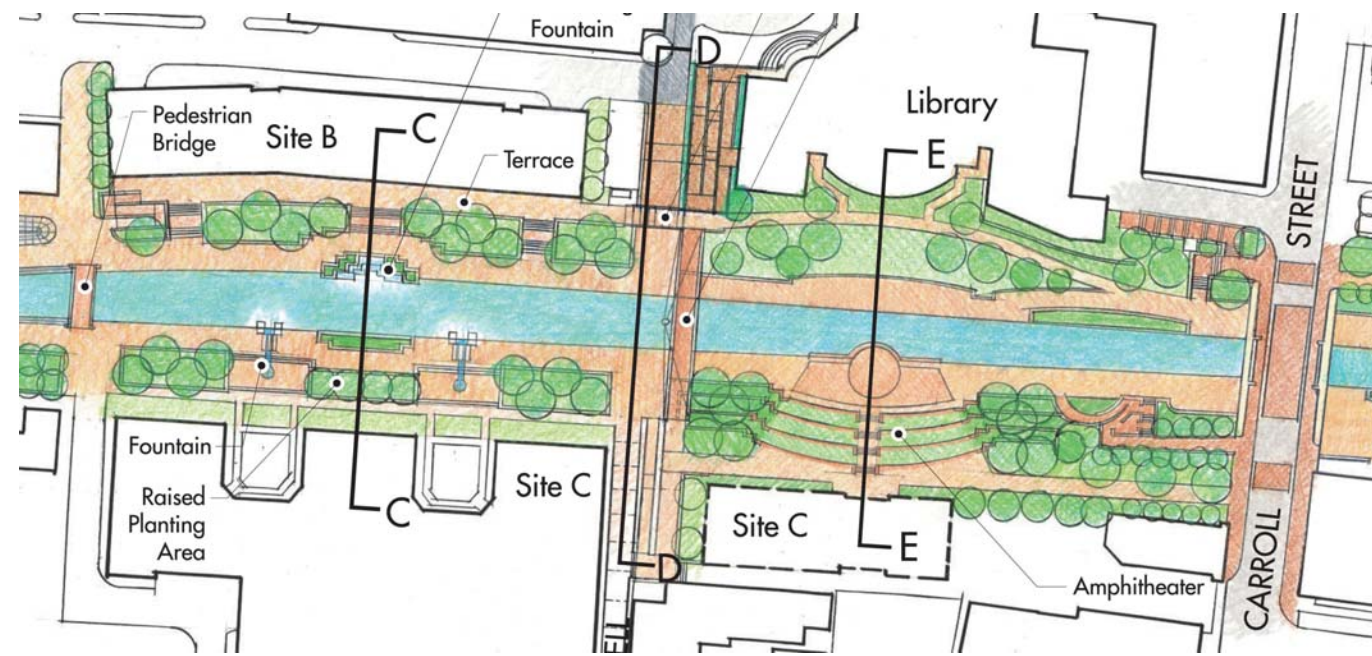
Cross Section 0-0: Existing Carroll Creek Park



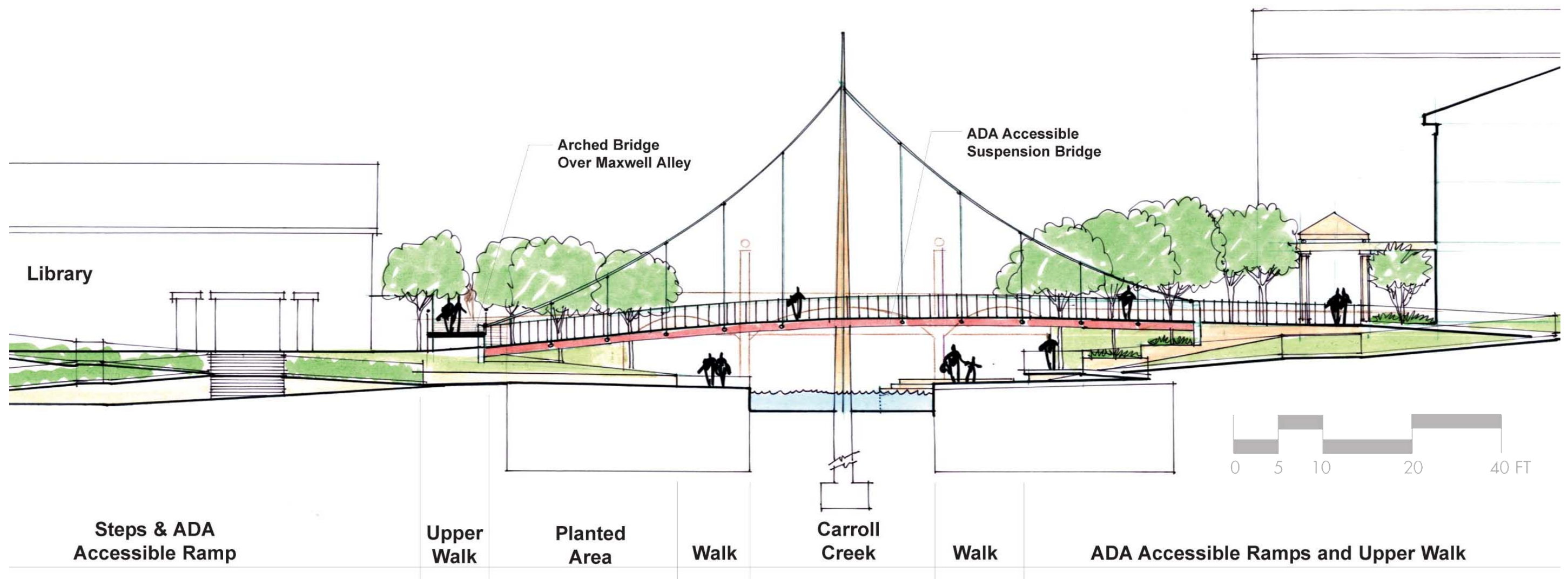
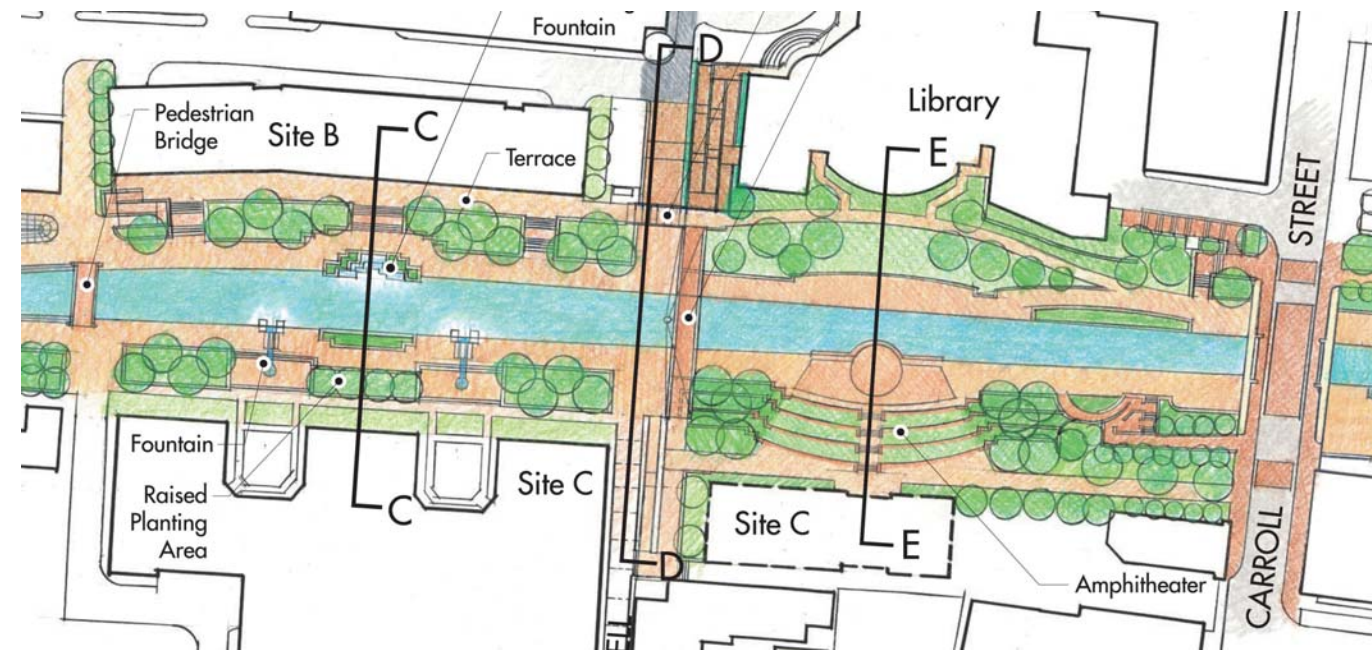
Cross Section A-A: Building Site A



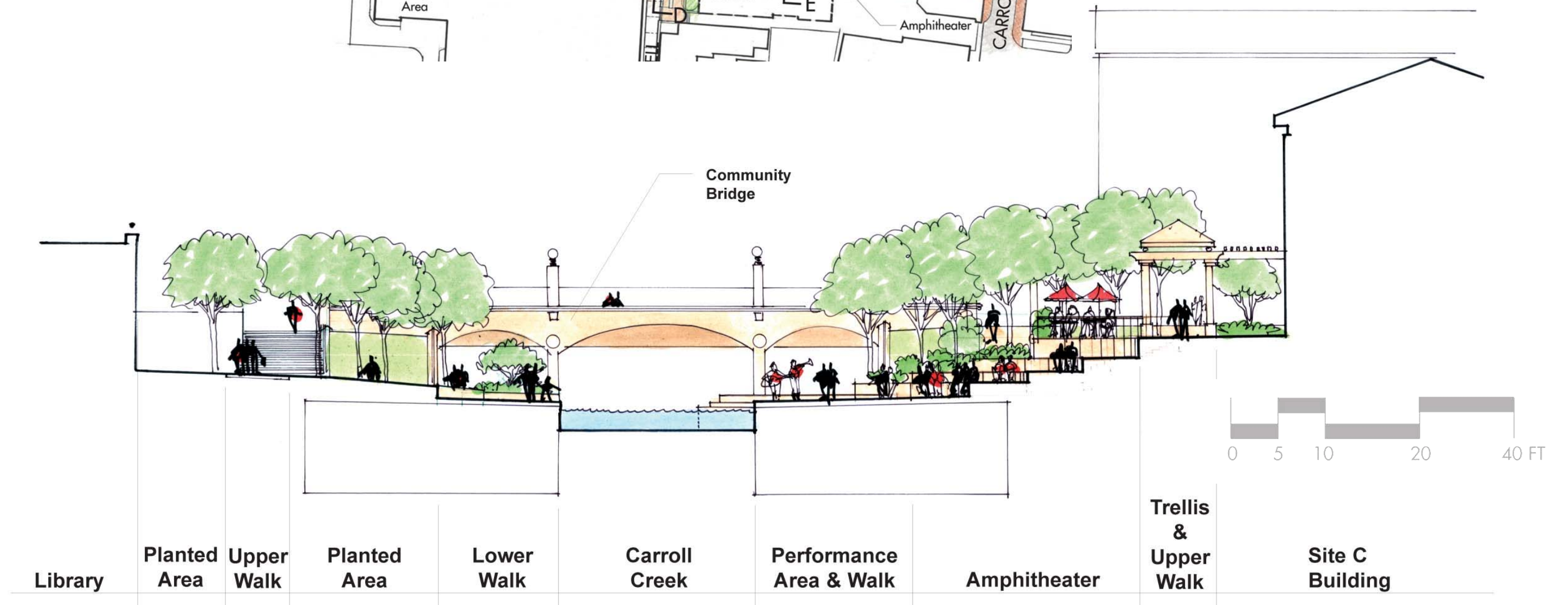
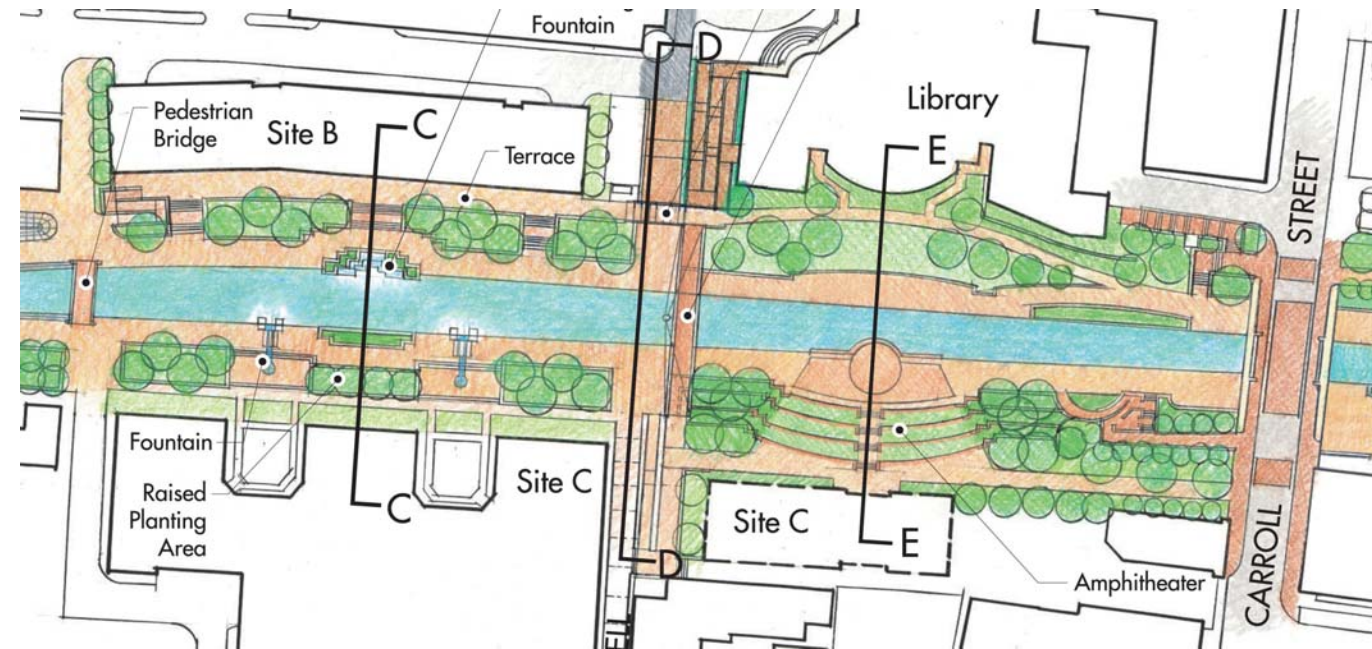
Cross Section B-B: Market Street Area



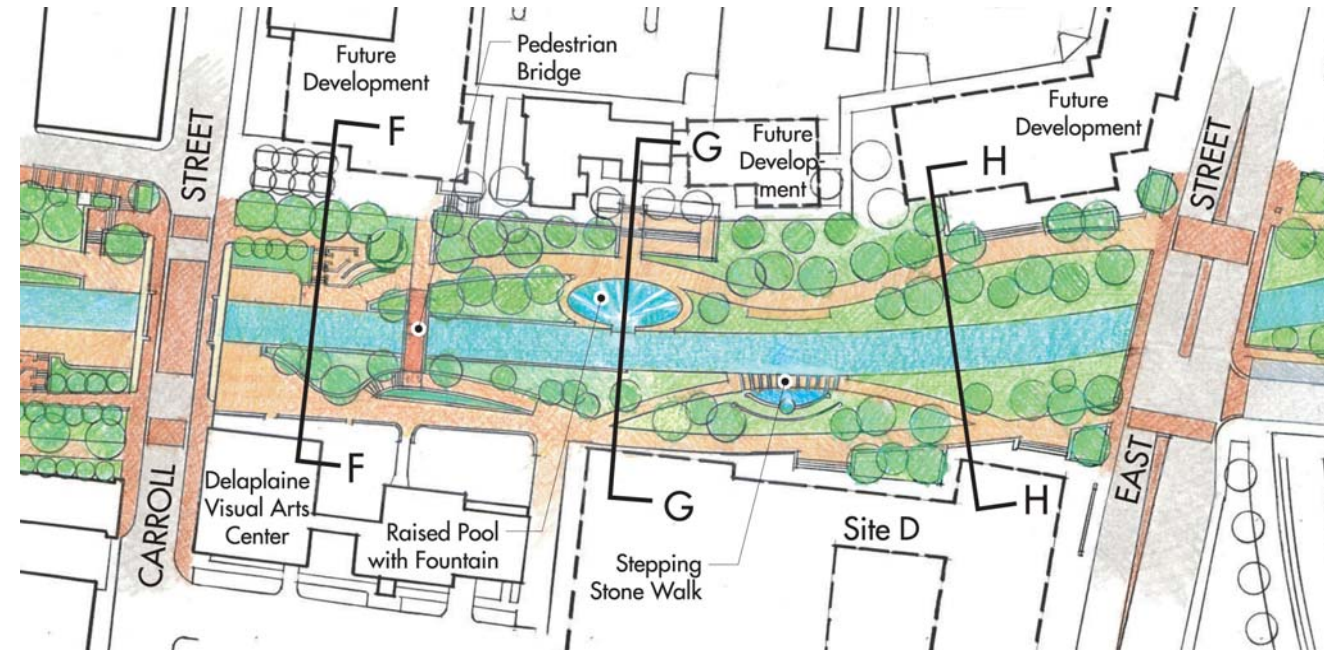
Cross Section C-C: Building Sites B and C



Cross Section D-D: Maxwell Alley

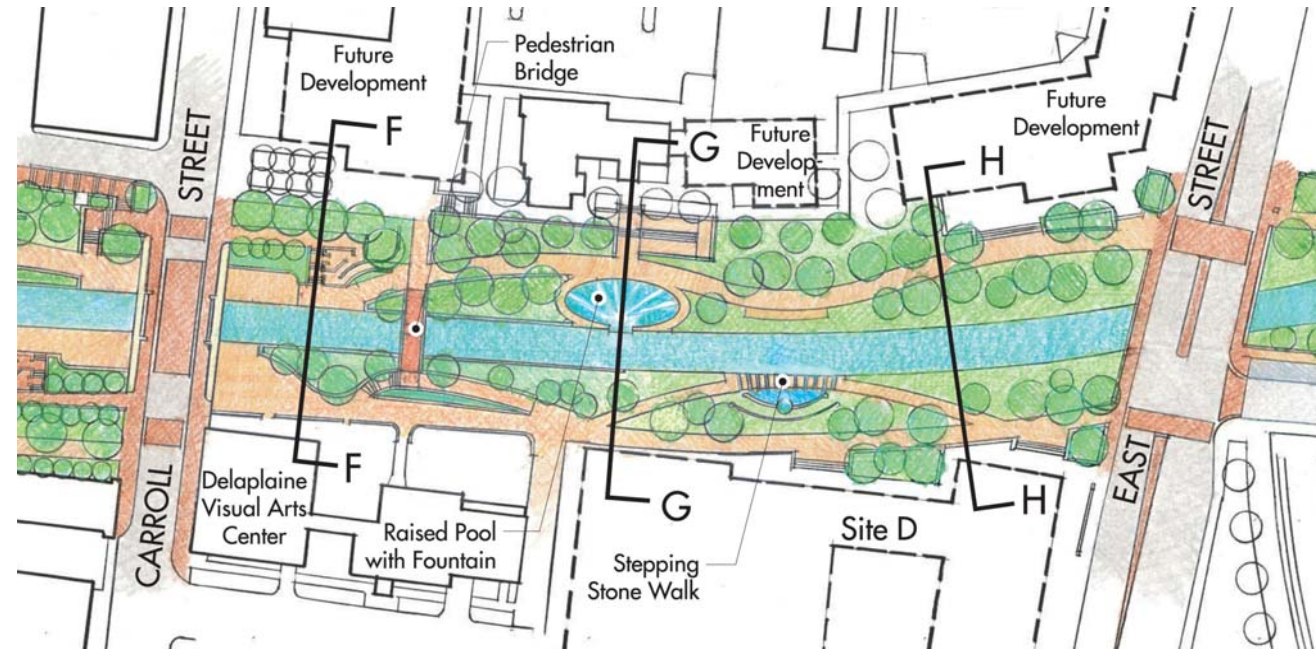


Cross Section E-E: Amphitheater

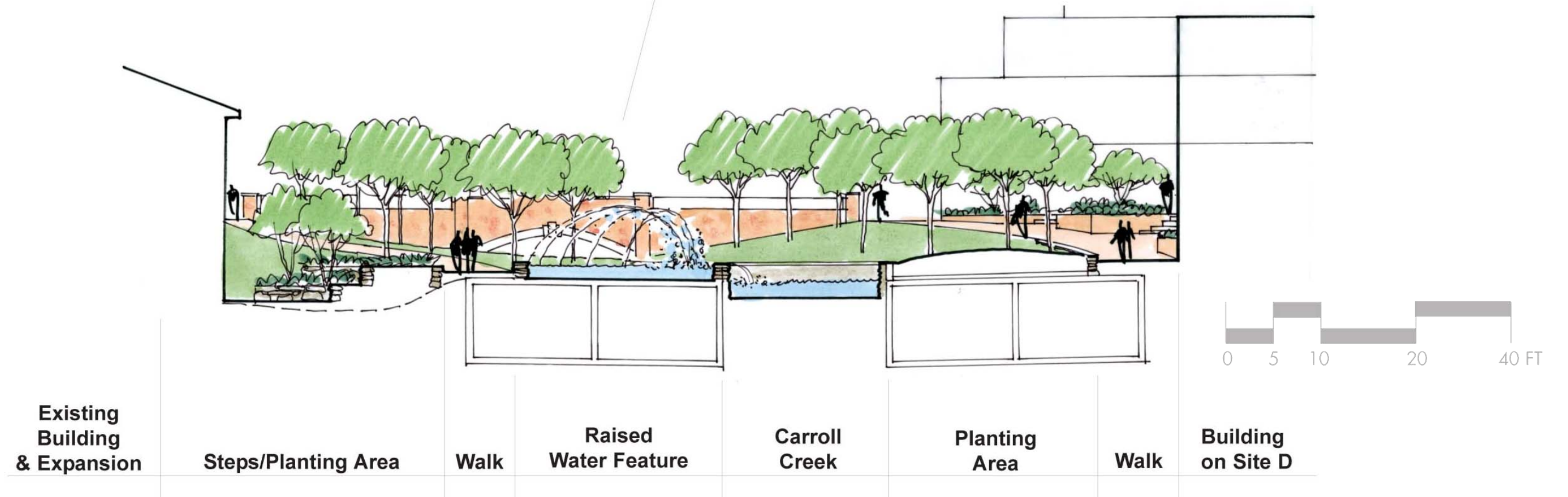


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| New Development | Sidewalk Cafe | Planting Area | ADA Accessible Ramps and Steps | 5% Grade Walk to Bridge | ADA Accessible Bridge | Planting Area | ADA Accessible Ramp & Walk | Planting Area | Delaplaine Visual Arts Center |
|-----------------|---------------|---------------|--------------------------------|-------------------------|-----------------------|---------------|----------------------------|---------------|-------------------------------|

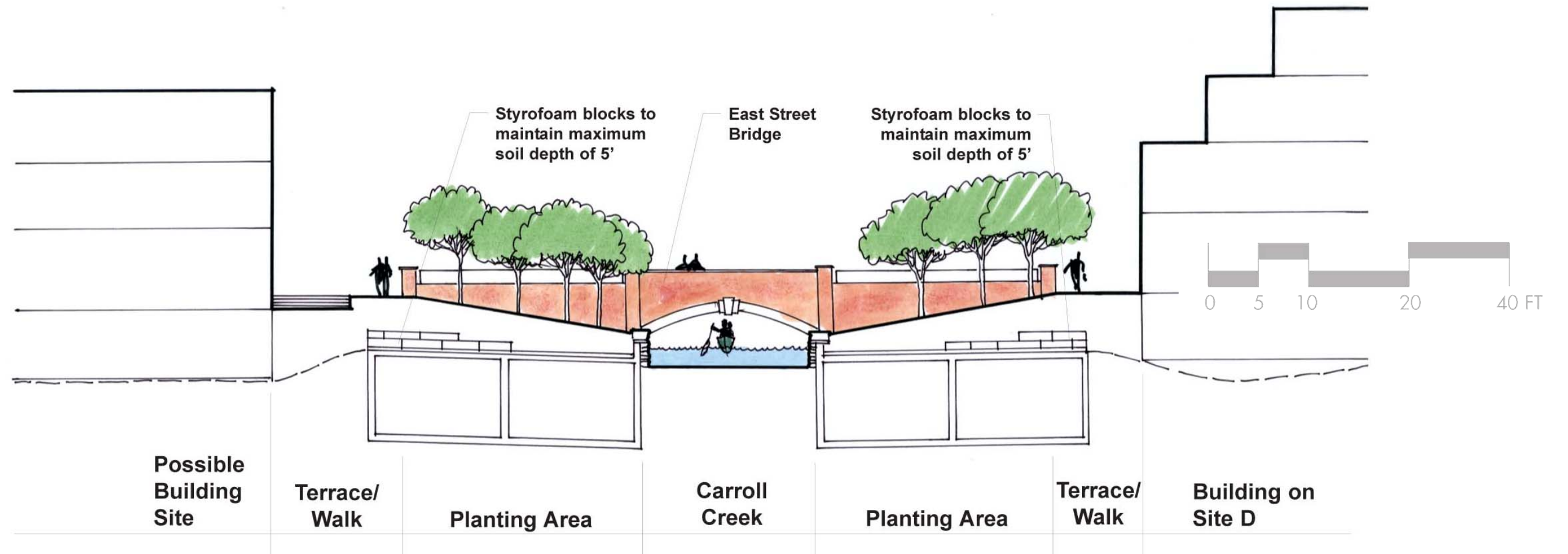
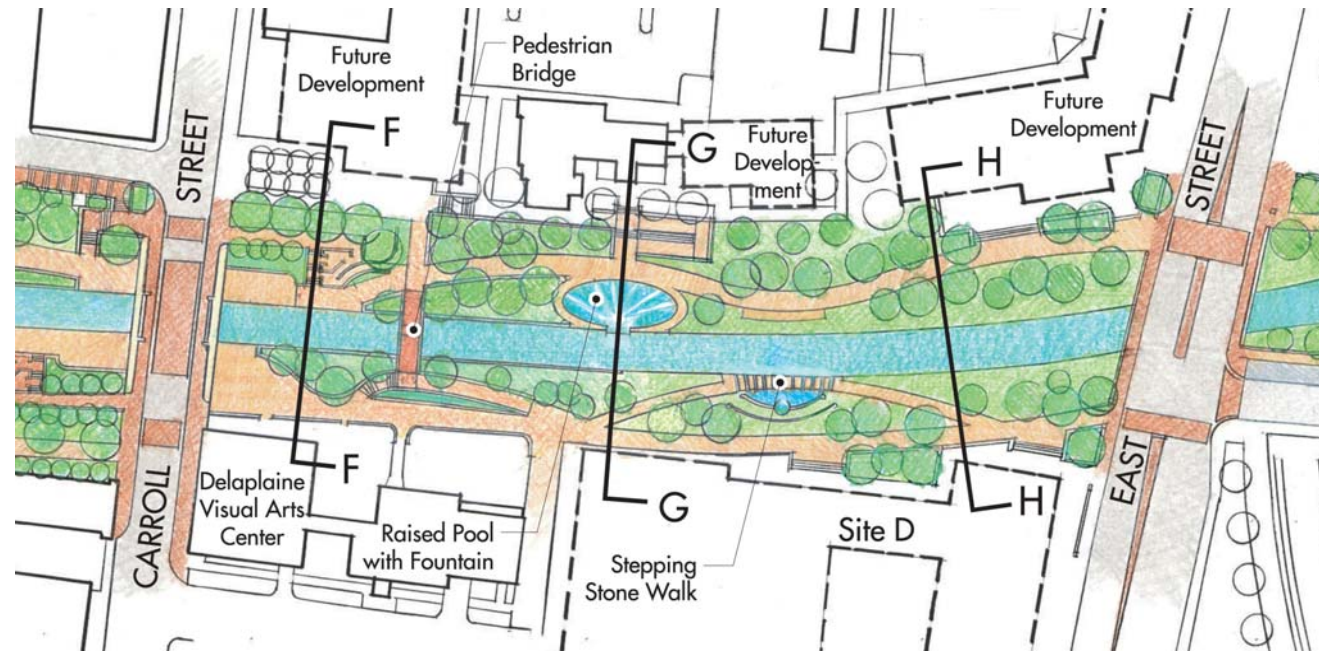
Cross Section F-F: Delaplaine Visual Arts Center



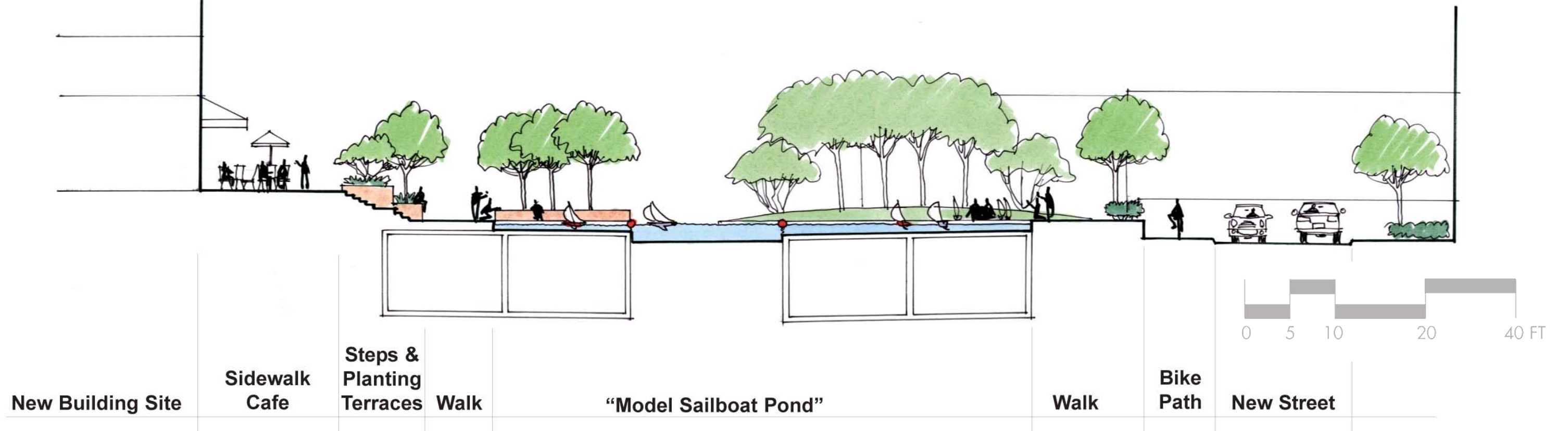
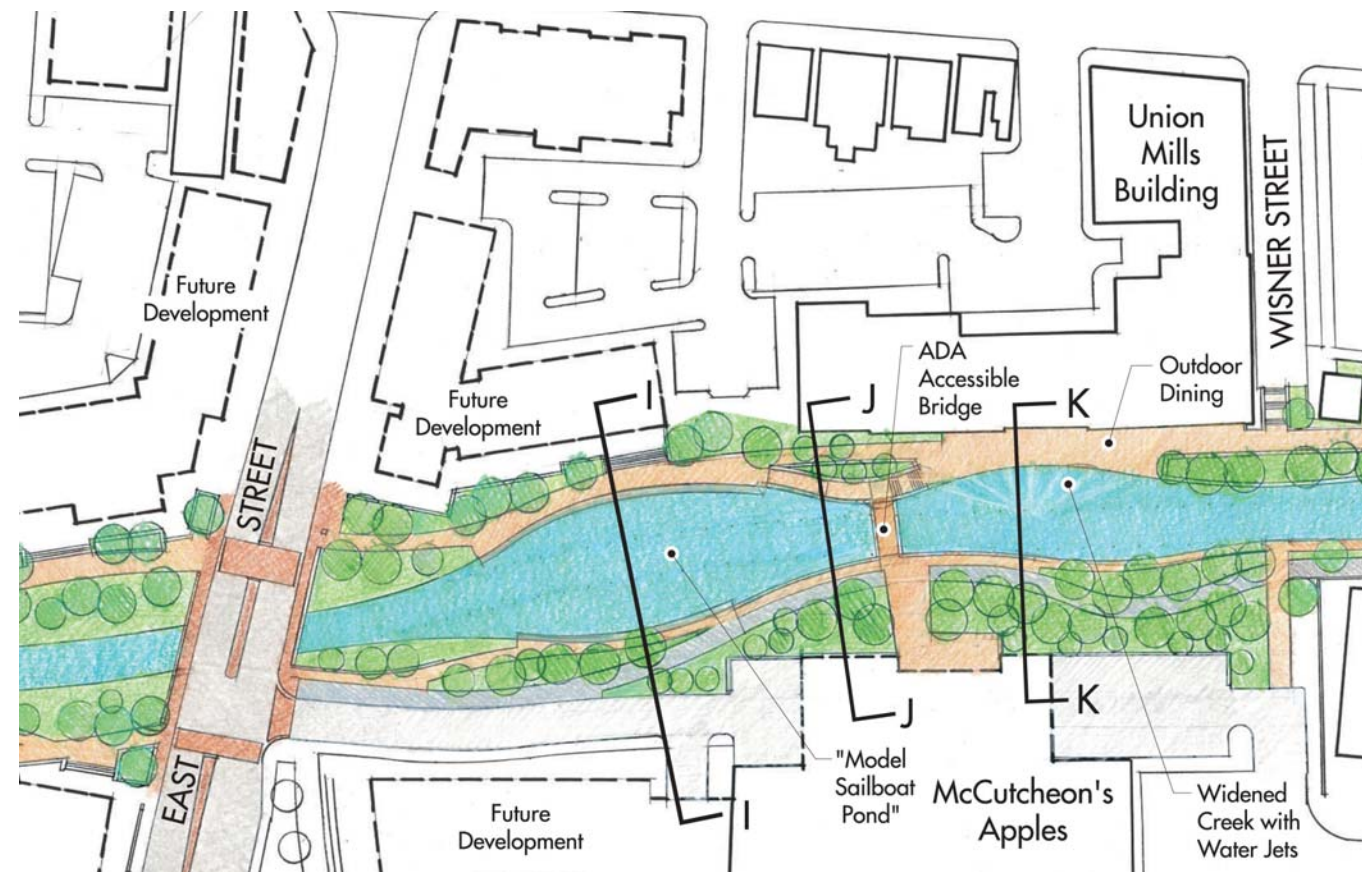
East Street Bridge



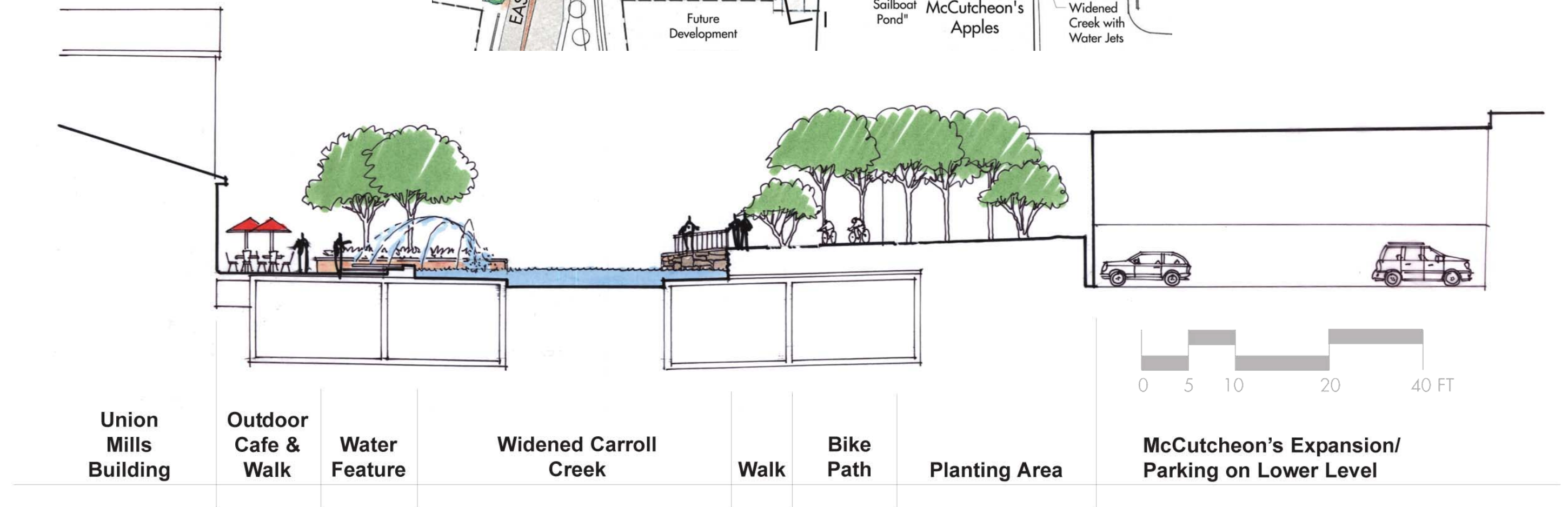
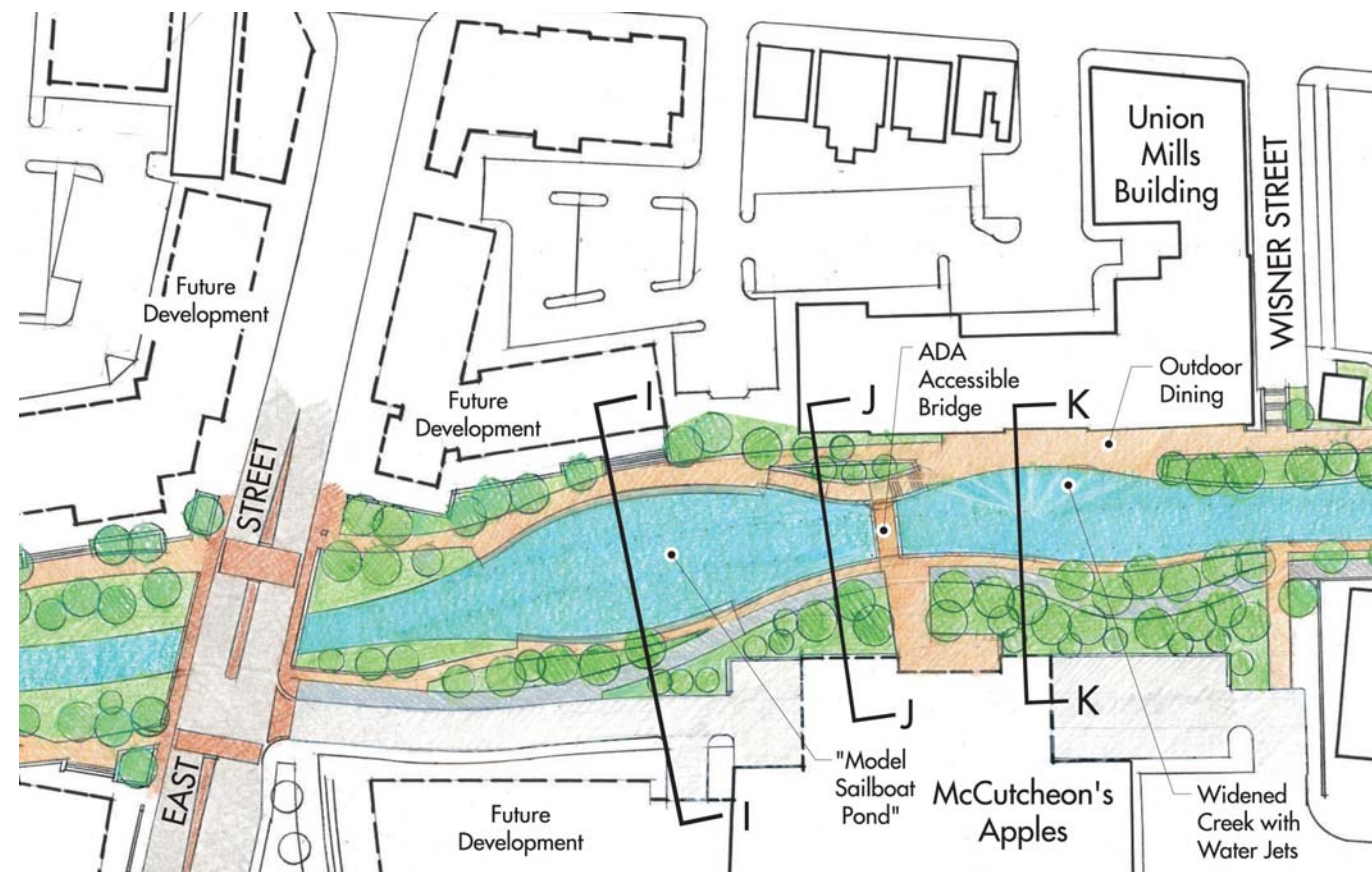
Cross Section G-G: Building Site D



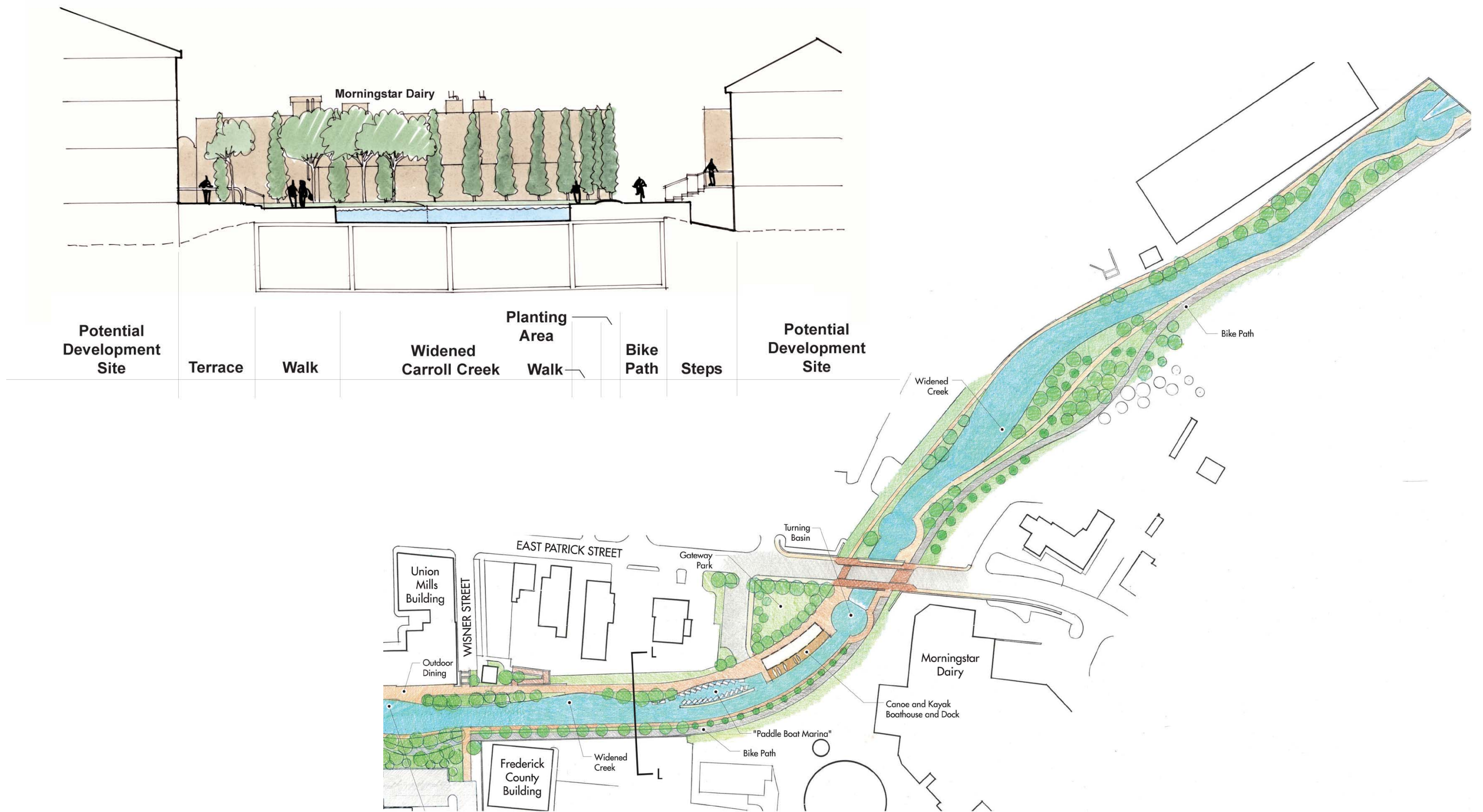
Cross Section H-H: Building Site D



Cross Section I-I: Sailboat Pond



Cross Section K-K: Union Mills Site



Cross Section L-L: East Carroll Creek Area